



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

October 7, 2020

Mel Barr
Barr Associates, LLC
25 Sylvan Road South, Suite P
Westport, CT 06880

RE: CASE # ZBA-20-00364
ADDRESS: 61 Kings Highway South
OWNER OF PROPERTY: George A. & Shannon S. Vindiola

Dear Mr. Barr,

This is to certify that at the work session of the Zoning Board of Appeals held on October 6, 2020, the Board voted 5-0 {Ezzes, Wong, Wistreich, Newman, Hood} and the following resolution was adopted:

RESOLVED: The application of Mel Barr, Barr Associates, LLC for the property located at 61 Kings Highway South and owned by George A. & Shannon S. Vindiola for variance of the Zoning Regulation: §13-6 (Coverage) to retain existing pool and driveway, and to construct two rear entry landings and steps down to the grade **is Granted** and to construct deck additions **is Denied**, located in Residence A zone, PID#B07046000, **is hereby GRANTED in PART / DENIED in PART.**

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations to the subject property:

- Wetlands
- Public Safety

There was no unique and specific hardship found for the coverage associated with the deck.

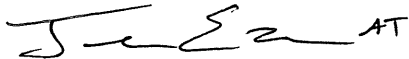
The above has been **GRANTED in PART / DENIED in PART** in accordance with the plans submitted with the application. (Deck Plan dated 05/2020) and (Deck As Built by MLR Properties LLC dated 8/28/20) are stamped "DENIED" and (Proposed Plot Plan by Leonard Surveyors LLC revised 05/20/2020) are stamped "APPROVED" by the Zoning Board of Appeals on October 6, 2020.

Effective Date: Contingent upon applicant filing this resolution with the Town Clerk.

Prior to the issuance of a zoning permit this variance must be filed with the Town Clerk.

Subsequent to recording the variance with the Town Clerk, you will need to obtain a Zoning Permit. You may also require a Building Permit, and you should contact the Building Department at 203-341-5025 for further information.

Yours Truly,

A handwritten signature in black ink, appearing to read "James Ezzes", followed by the initials "AT" in a smaller, handwritten font.

James Ezzes, Chairman
Westport Zoning Board of Appeals

JE/AT
Certified Mail: RRR
Enc.